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DPD Police Headquarters Complex and E911 Site Selection Recommendation

10/9/2014

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Background

- 2001 study by GSA (focus only on HQ facility)
- 2003 Carter Burgess (City-wide facility Study)
- 2006 DPD internal study and plan
- 2010 CGA study and plan for Police and 911
- Common message - Space deficiencies; recommendation of purpose built facilities; increasing costs and complexity of leasing program

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Background

- May, 2013 - 2 Community meetings regarding site options
- July, 2013 - Presentation to DDI board
- August/September, 2013 - Meetings with NCCU representatives
- October, 2013 - Meeting with Executive Team-discuss site recommendation
- November, 2013 - City Council approval of contract amendment with consultant, Carter Goble for additional services
- November/December, 2013
 - reconciliation cost estimates for each site;
 - preparation of schedules for each site;
 - validation of land cost component for sites;
 - ongoing program development meetings with 911 and Police Department

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Background

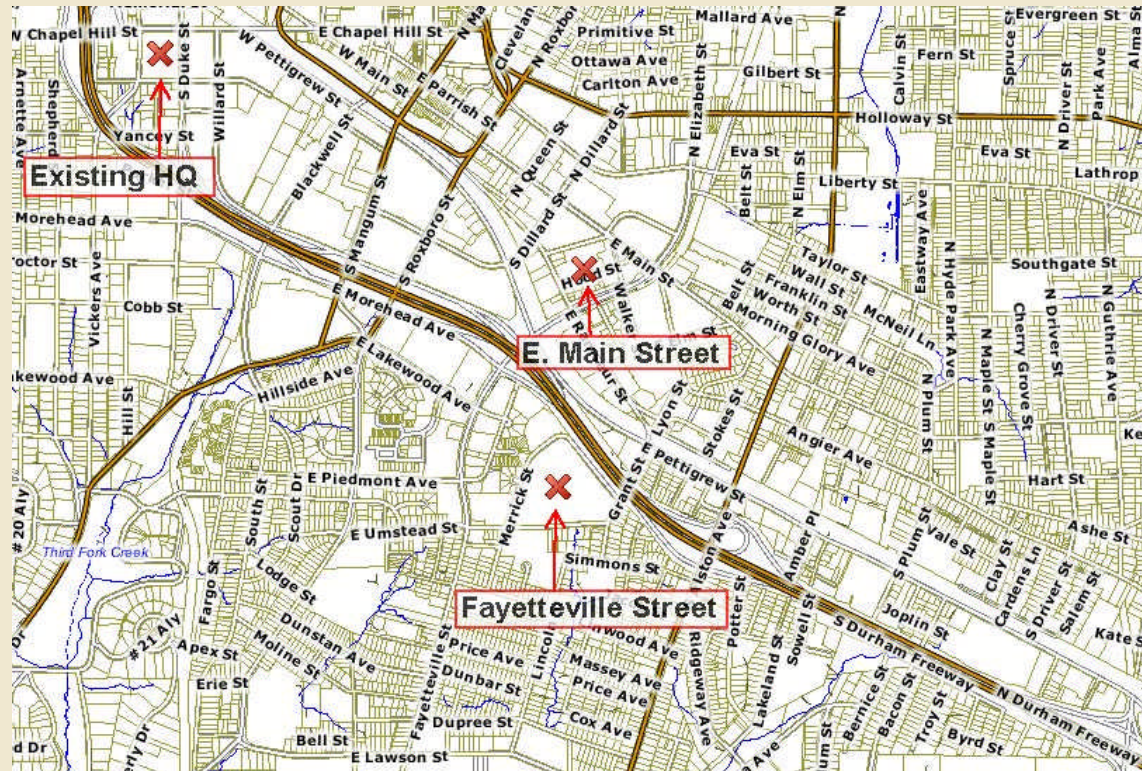
- March 13, 2014 – Special City Council Meeting to Discuss 3 Site Options
- June 10, 2014 – Meeting with Executive Team to Discuss Program Cost Options for Chapel Hill Street redevelopment
- July/September, 2014- Request For Qualification Process for Designer and CMAR
- August/September, 2014- Stacking and Blocking analysis for HQ/Annex/E911 complex

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Sites for Police HQ Complex



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Additional site evaluations

Further refinement of program costs and comparative costs of each site:

- Chapel Hill site- evaluated relocation of the 911/Police operations during construction; explored lease space options in order to mitigate operational disruptions during construction and in order to shorten construction duration for maximum design/construction flexibility
- Main Street- re-validation of availability and cost of site option
- Fayetteville Street- reviewed other development options and trends planned for that area

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Site Selection Factors

- Cost factors
- Location/visibility
- Other development opportunities
- Schedule
- Ease of construction
- Police Programmatic /operational factors

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Site Selection Analysis

Criteria	Existing HQ Site		Main Street Site		Fayetteville Street Site	
	Pros	Cons	Pros	Cons	Pros	Cons
Site Configuration and Orientation Potential	X		X		X	
Public Transportation	X		X		X	
Traffic	X		X			X
Public Image & Visibility	X		X		X	
Stormwater Implications	X		X		X	
Phasing and Expansion		X		X	X	
Neighborhood Compatibility	X		X			X
Adjacent Facilities (Proximity to other Gov. agencies)	X		X			X
Public Pedestrian Access	X		X			X

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Site Selection

Recommendation – Main Street

GSD/DPD/E911 recommend the Main Street site for the new Police HQ/E911 Complex. Factors supporting recommendation:

- Area, Slopes, Access, and Ingress/Egress
- Test Fits of Facilities
- Feasibility of site development- access, demolition, staging of construction, routes of access
- Synergies with adjacent County facilities and lot
- Character of Main Street can be enhanced
- Comparable facilities in urban sites
- Pedestrian experience can be positive- landscaping, walkways, access, transit, multi-use areas
- Site is still available, GSD has received an updated option to purchase the property

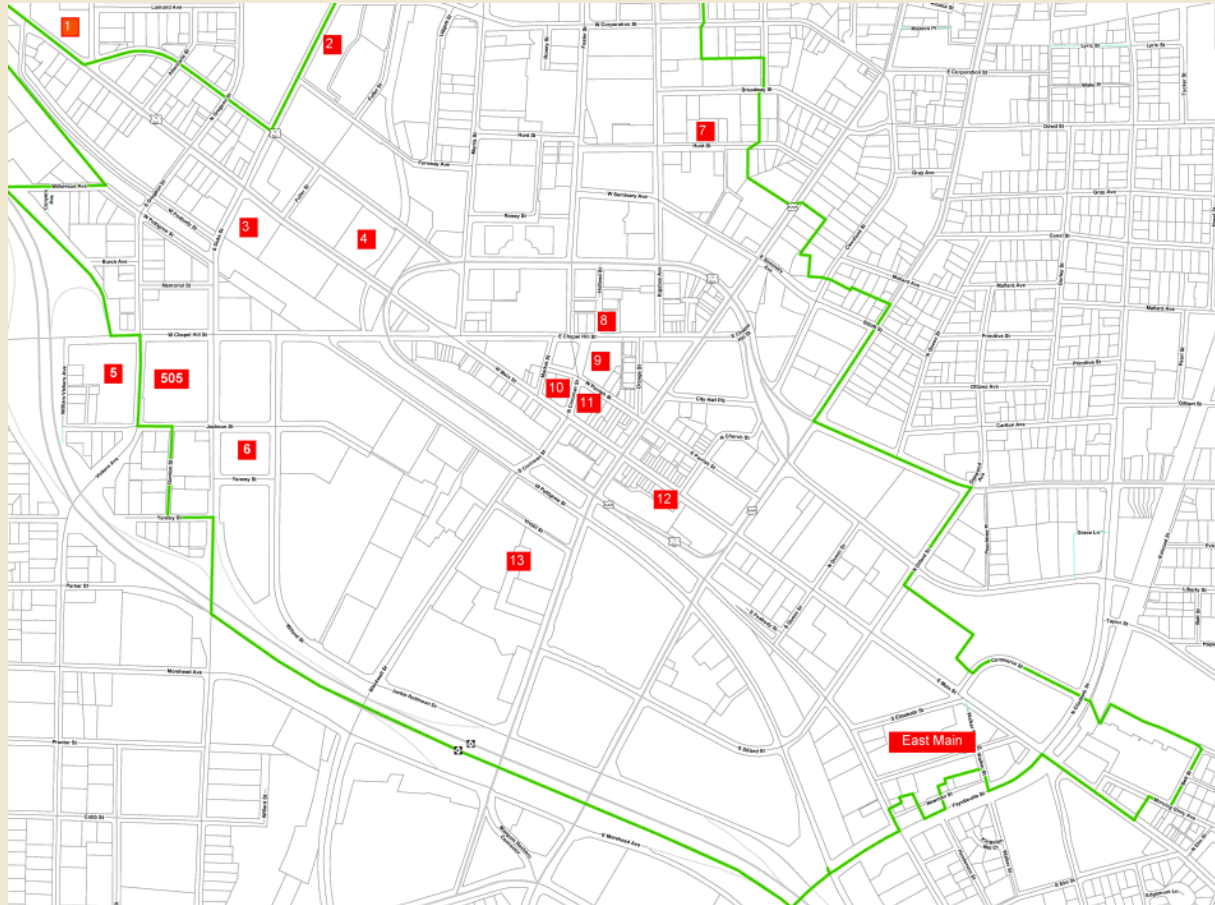
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Downtown Development Map



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Future land use Map- Comprehensive Plan

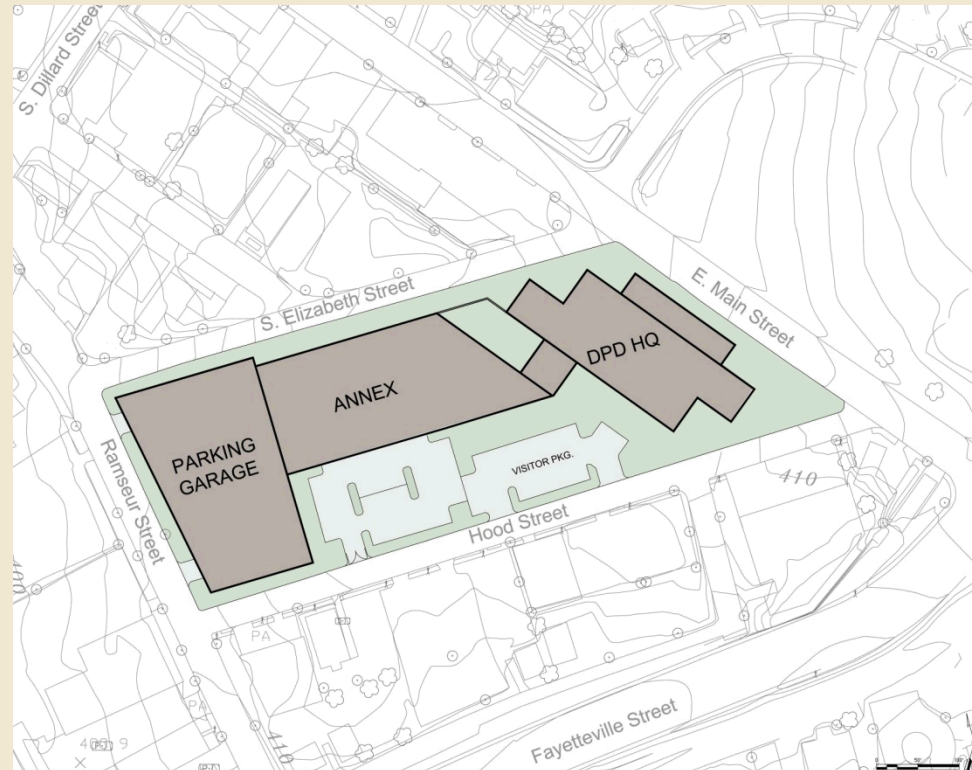


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E. Main Street Site



DPD HQ - 4 to 5 floors
Annex - 1 floor
Parking Garage - 4 floors
Parking - 484 spaces
Acreage - 4.40

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E. Main Street Site



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E. Main Street Site Components

- 4.4 acre site
- Demolition of Existing
- Parking Garage Construction
- Annex & HQ Construction

***Potential sale of existing HQ**

*** Potential sale or repurpose of city owned property
at 213 Broadway, 124 Hunt St., and 516 Rigsbee Ave.**

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Main Street Site Concepts



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Main Street Site Concepts

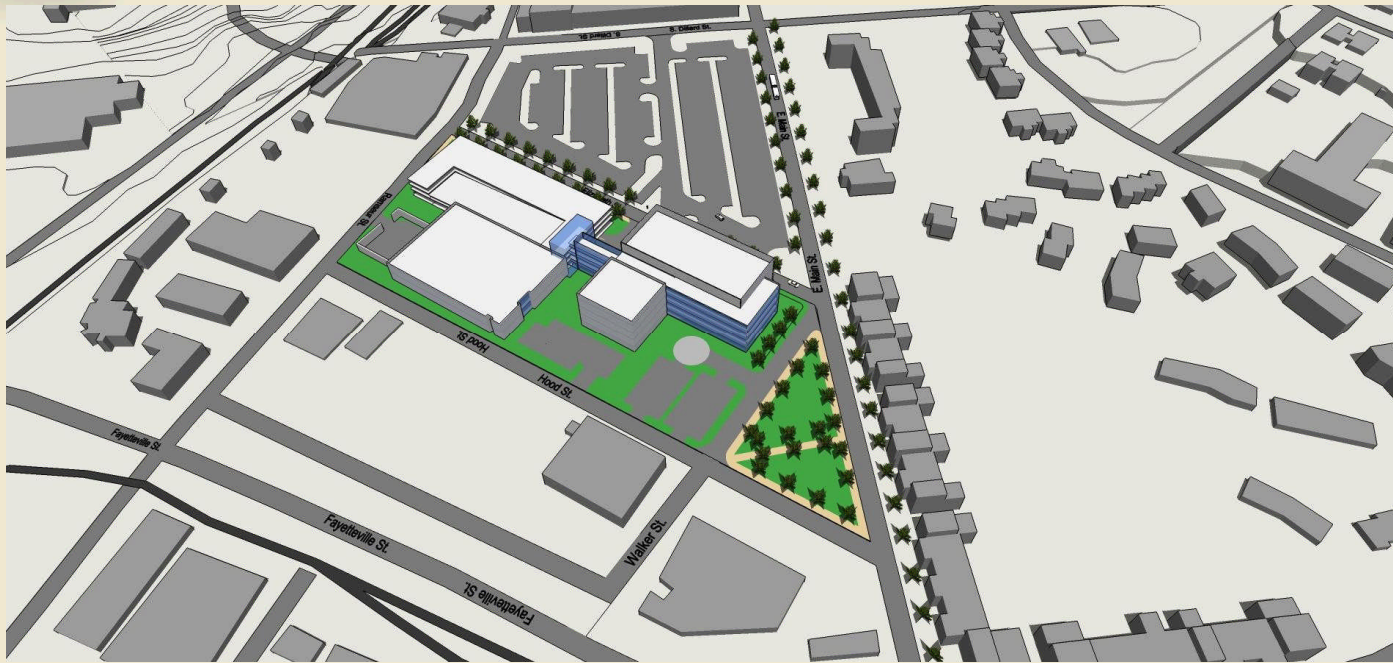


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Main Street Site Concepts



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Main Street Site Concepts

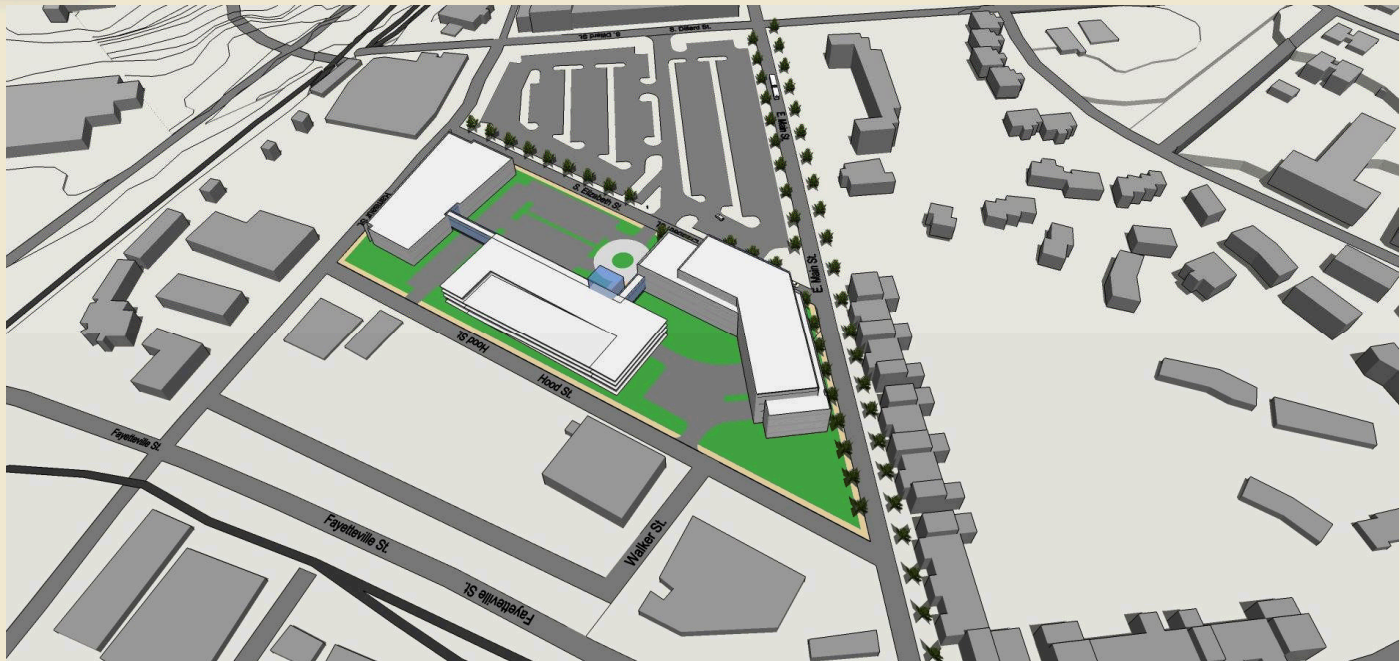


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Main Street Site Concepts



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Main Street Site Concepts

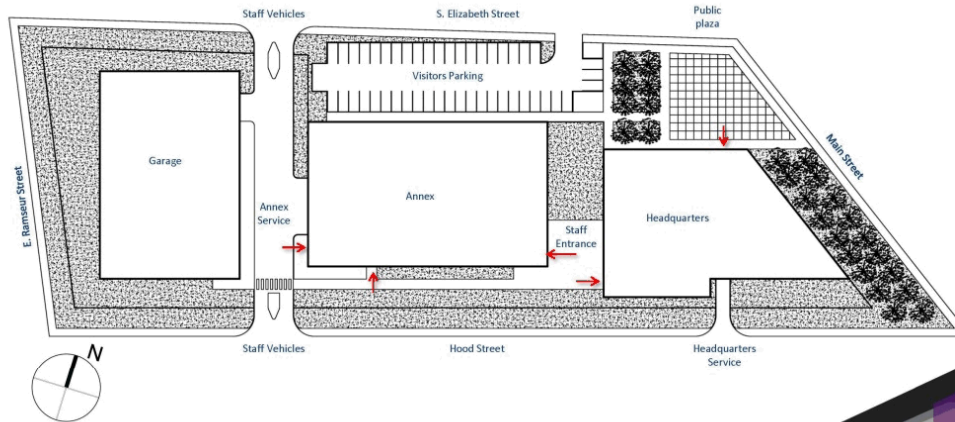


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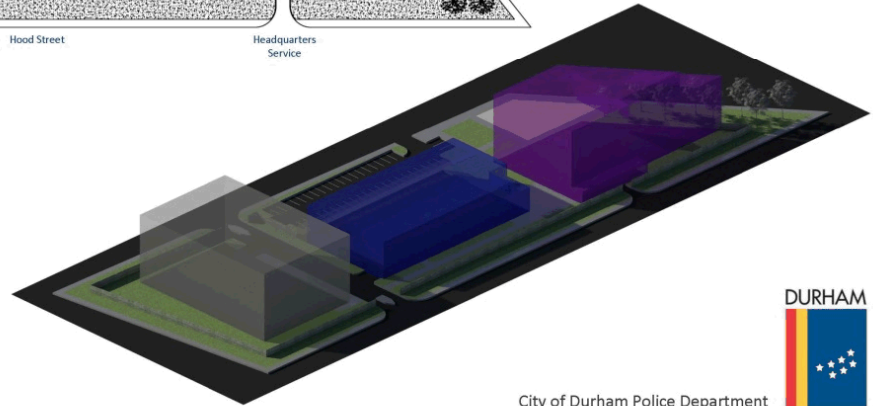


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Main Street Site Concepts



■ Headquarters
■ Annex
■ Garage



Site Plan

City of Durham Police Department
Blocking and Stacking



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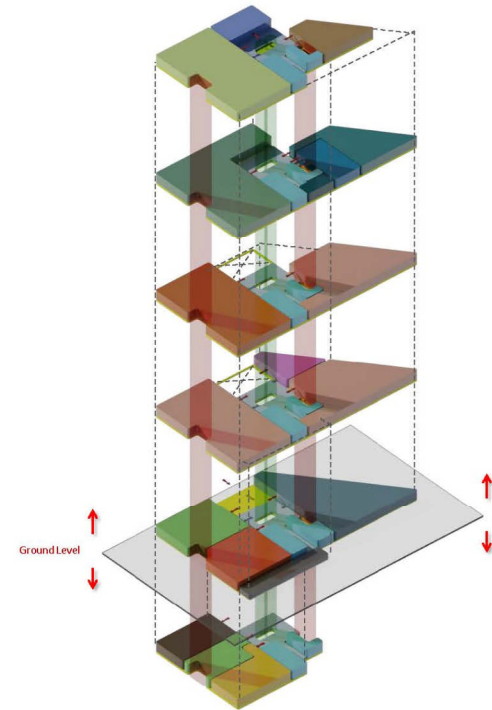
Stacking and Blocking

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Durham Police Department
Headquarters Building

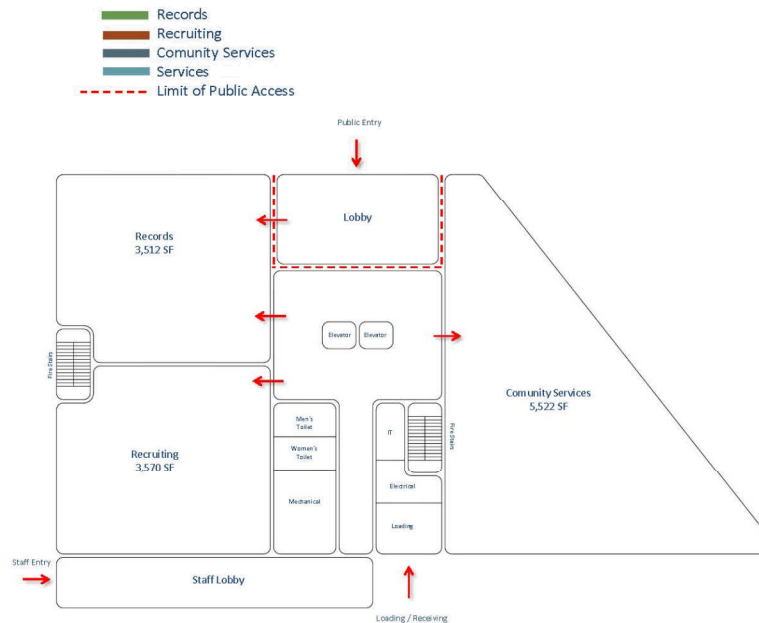


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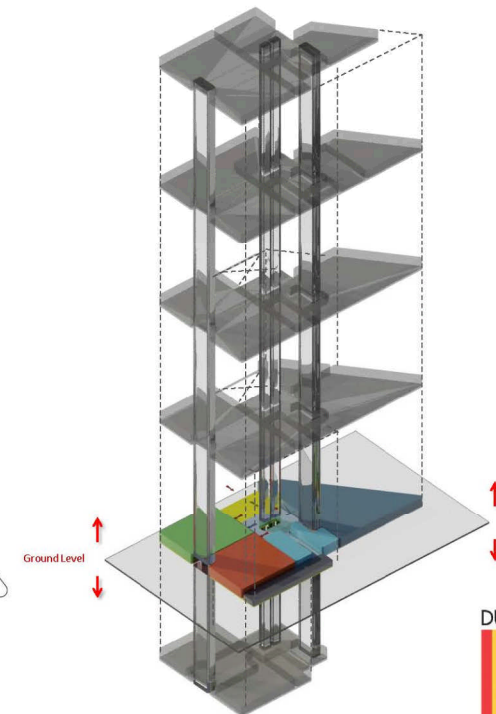


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Stacking and Blocking



1st Floor
Headquarters Building



City of Durham Police Department
Blocking and Stacking

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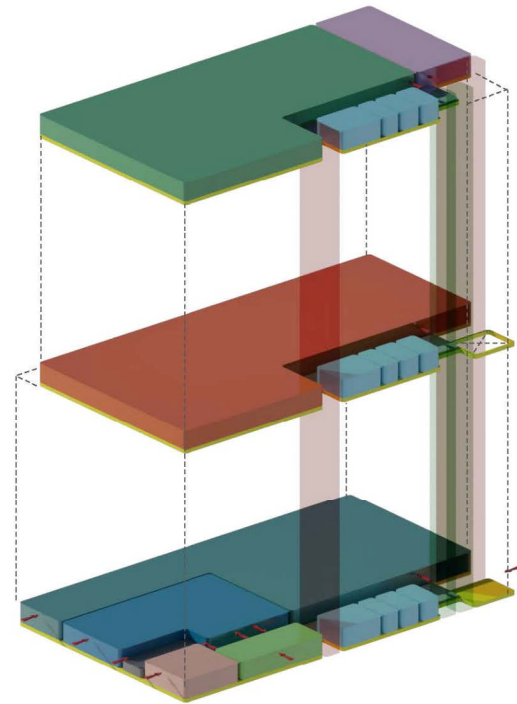
Stacking and Blocking

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Durham Police Department
Annex Building

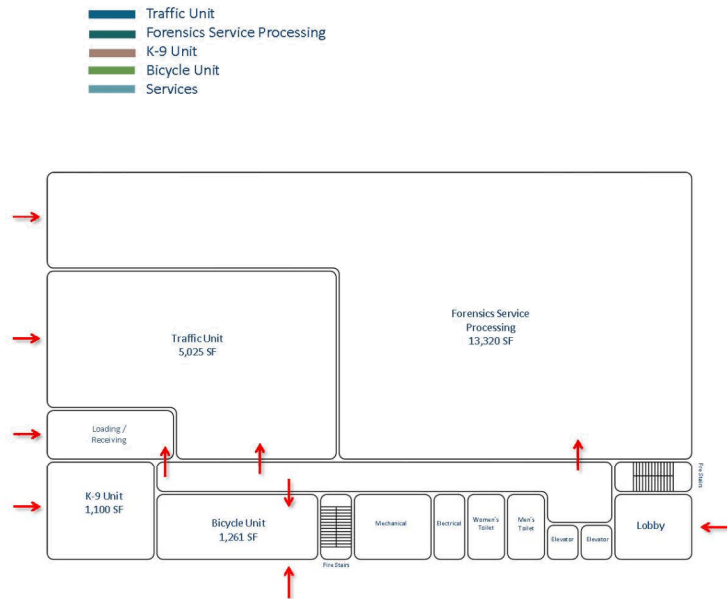


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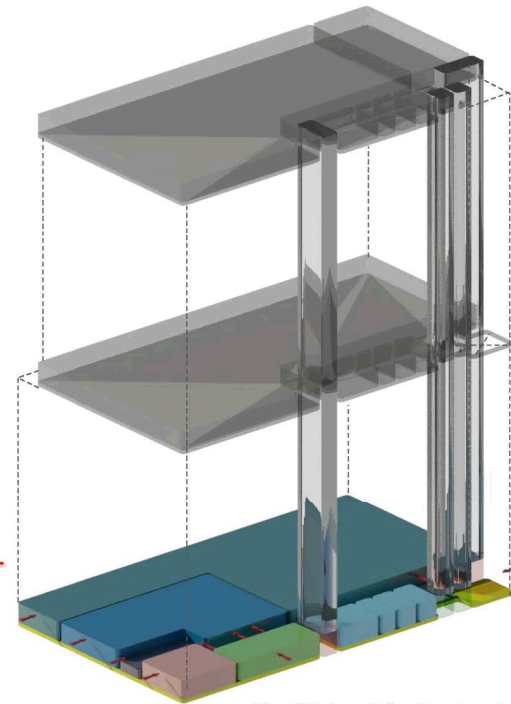


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Stacking and Blocking



1st Floor
Annex Building



City of Durham Police Department
Blocking and Stacking



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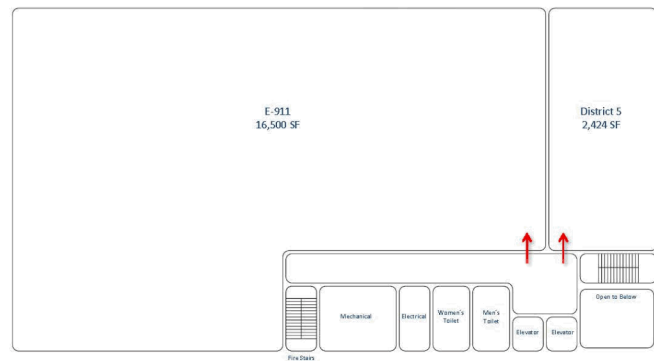
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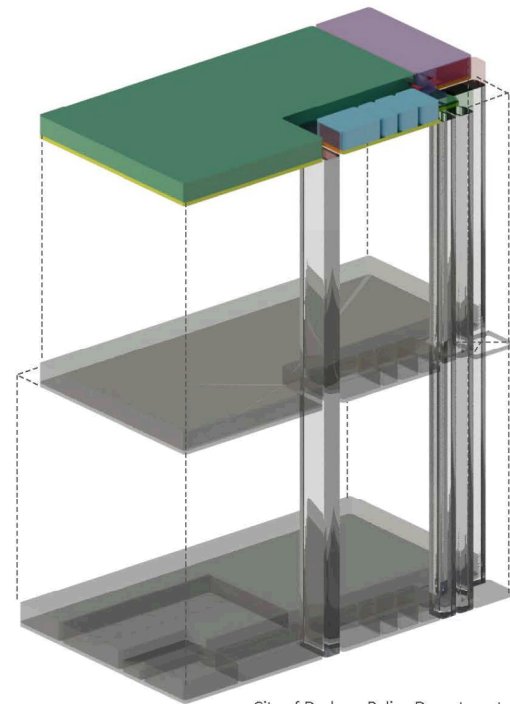
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Stacking and Blocking

E-911
District 5
Services



3rd Floor
Annex Building



City of Durham Police Department
Blocking and Stacking



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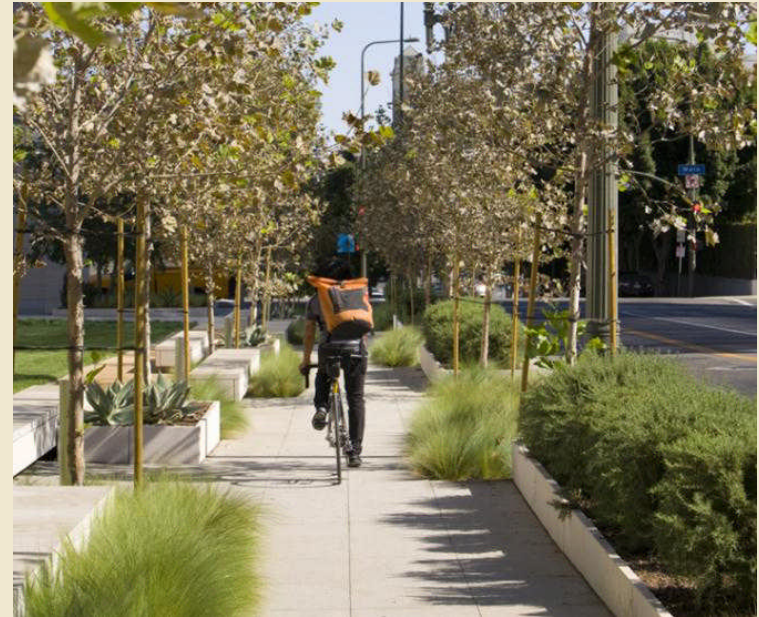
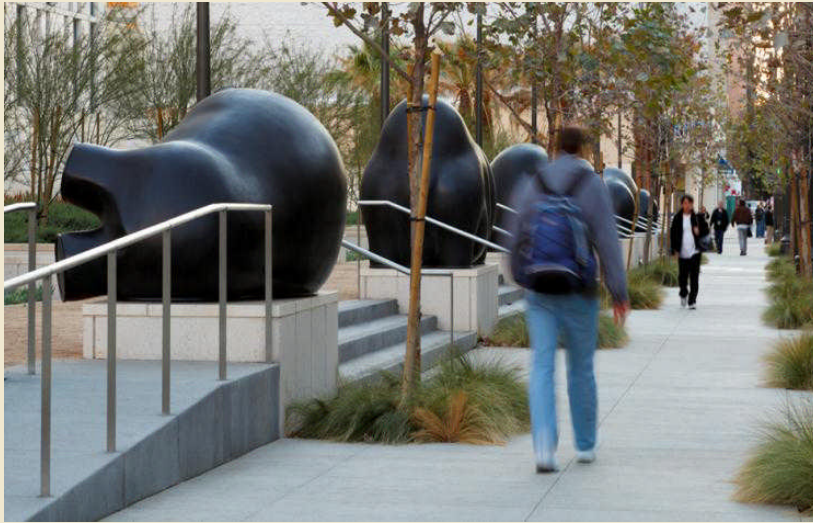
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LA Police Department Complex





LA PD –Community spaces enhance neighborhood





Community Spaces Enhance Neighborhood

- Law Enforcement planning: connection to community
- Community amenities/opportunities:
 - parks
 - Connect neighborhoods
 - Community rooms
 - Cafes
 - Public art

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Durham's Urban Spaces



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Police HQ /E11 Complex Program cost summary

DURHAM POLICE HEADQUARTERS / ANNEX / 911 PROGRAM COST SUMMARY

revised 9-24-2014

Site Alternative	Location	Total Program Cost
A	Chapel Hill St. (Existing Site)	\$ 59,177,496
A-revised	Chapel Hill St. (with move to temp. facility)	\$ 62,593,345
B	Main St. (Former Carpenter Chevrolet)	\$ 62,951,229
C	Fayetteville St. (Former Housing Project)	\$ 58,565,929

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DPD/911 COMBINED - FACILITY DEVELOPMENT SCHEDULE - 9/24/14																								
SITE SPECIFIC SCHEDULES	Year/Quarter																							
	2014				2015				2016				2017				2018				2019			
	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2		
MAIN STREET																								
Site Acquisition and Planning Phases																								
Manager/Council Consideration																								
Site Acquisition (City Council Approval of Site)																								
RFQ for Designer/CMAR (Advertise/Selection Process/Contract Execution)																								
Design Phase (Predesign, SD's, DD's, and CD's)																								
Jurisdictional and State Approvals (Site Plan, Public Works and DOI)																								
PGMP for Total Project																								
Bidding Phase																								
Advertise/Bid/Evaluate and Execute Contract																								
Construction Phase																								
HQ/Annex/E911 Construction Duration																								
Transition/Final Completion																								
CHAPEL HILL STREET																								
Site Acquisition and Planning Phases																								
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Jurisdictional and State Approvals (Site Plan, Public Works and DOI)																								
Early Release Parking Garage PGMP																								
PGMP for Balance of Project																								
Bidding Phase																								
Early Release Parking Garage - Advertise/Bid/Evaluate and Execute Contract																								
Balance of Project - Advertise/Bid/Evaluate and Execute Contract																								
Construction Phase																								
Early Release Garage Construction Duration																								
HQ/Annex/E911(Balance of Project) Construction Duration																								
Transition/Final Completion																								

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Next Steps

- Option to purchase Main Street Site –completed
- City Council approval of purchase contract
- Site investigation/survey/geotech (due diligence)
 - Survey in progress
 - Appraisal received
 - Geotechnical investigations
- Concurrently with purchase contract for City Council–proceed with contracts for design and CMAR services (currently underway)

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End of Presentation

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**(prior presentation slides from
3/13/2014 Special City Council)**

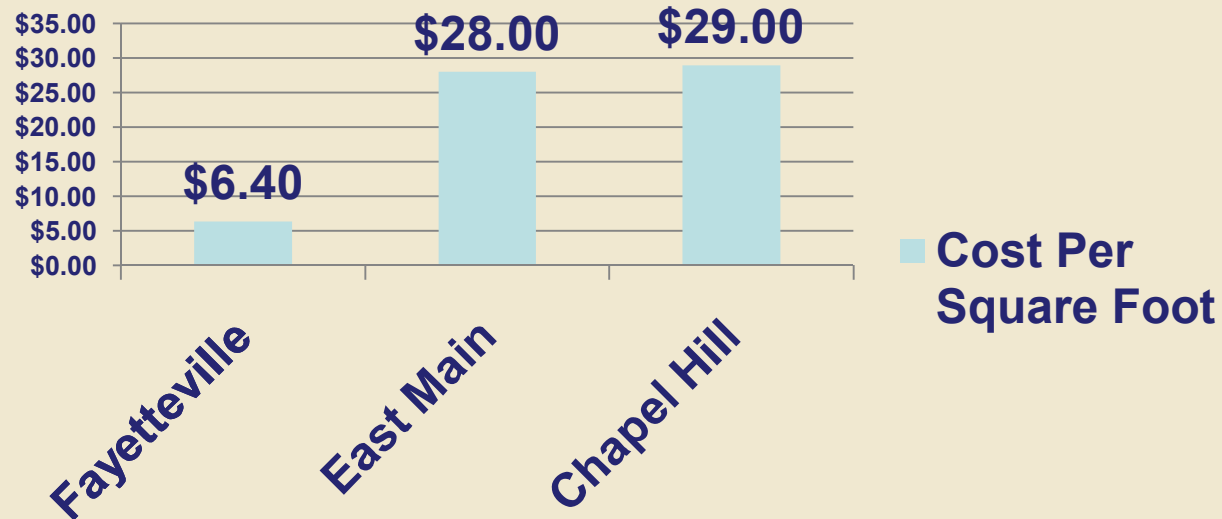
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Potential Re-Development Economic Considerations

Approximate Acquisition
Cost Per Square Foot



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Potential for Transformation with a Private Real Estate Development

- All 3 sites have the potential for impactful development
 - Fayetteville Street – 19 acres could be redeveloped into quality housing (consistent with Durham Housing Authority Choice Neighborhood Initiative (CNI) and City's affordable housing plans), complemented by retail

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Potential for Transformation with a Private Real Estate Development

- Added housing stabilizes the area in furtherance of City, CNI and Fayetteville Street Master Plan objectives
- A quality development creates needed gateway into Fayetteville Street Corridor
- A mixed use development brings new jobs vs. police HQ that only transfers jobs
- 10 acres of parcel would be developed for law enforcement activity; challenging to find compatible use with police HQ on same site; not as attractive to a potential developer

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Potential for Transformation with a Private Real Estate Development

- If police complex is built at Fayetteville Street, District 5 substation remains at Rigsbee Street location; leaving that Rigsbee parcel undevelopable
- If police complex is built at East Main Street or Chapel Hill St., District 5 is programmed to be included with Police HQ; meaning that Hunt/Rigsbee/Broadway become available, and could become a larger, private development

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Potential for Transformation with a Private Real Estate Development

- Could Fayetteville Street development happen? Why not, even after all this time.
 - Save-A-Lot
 - Old Y.E. Smith School
 - Holton
 - CNI (Choice Neighborhood Initiative) Plan

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Potential for Transformation with a Private Real Estate Development

- Chapel Hill site becomes extremely viable for residential or mixed use development
 - Gateway to downtown and West End neighborhood
 - Between quality housing to the east (605 West) and pending redevelopment to the west (Kent Corner)
- Even at \$29 per square foot, because...

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Potential for Transformation with a Private Real Estate Development

- East Main Street Site
 - A new real estate development could be impactful for the area, including a specialty use, public use, or mixed uses, similar to those at Golden Belt complex, and in Golden Belt Neighborhood; However;
 - Substantial residential redevelopment has occurred at Golden Belt complex, and in Golden Belt Neighborhood;
 - Hope VI development is stable, as are Eastway and Franklin Villages
 - Golden Belt complex and Cordoba property contain viable retail, office and adjacent government office uses

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Potential for DPD adding to Downtown Durham's Transformation

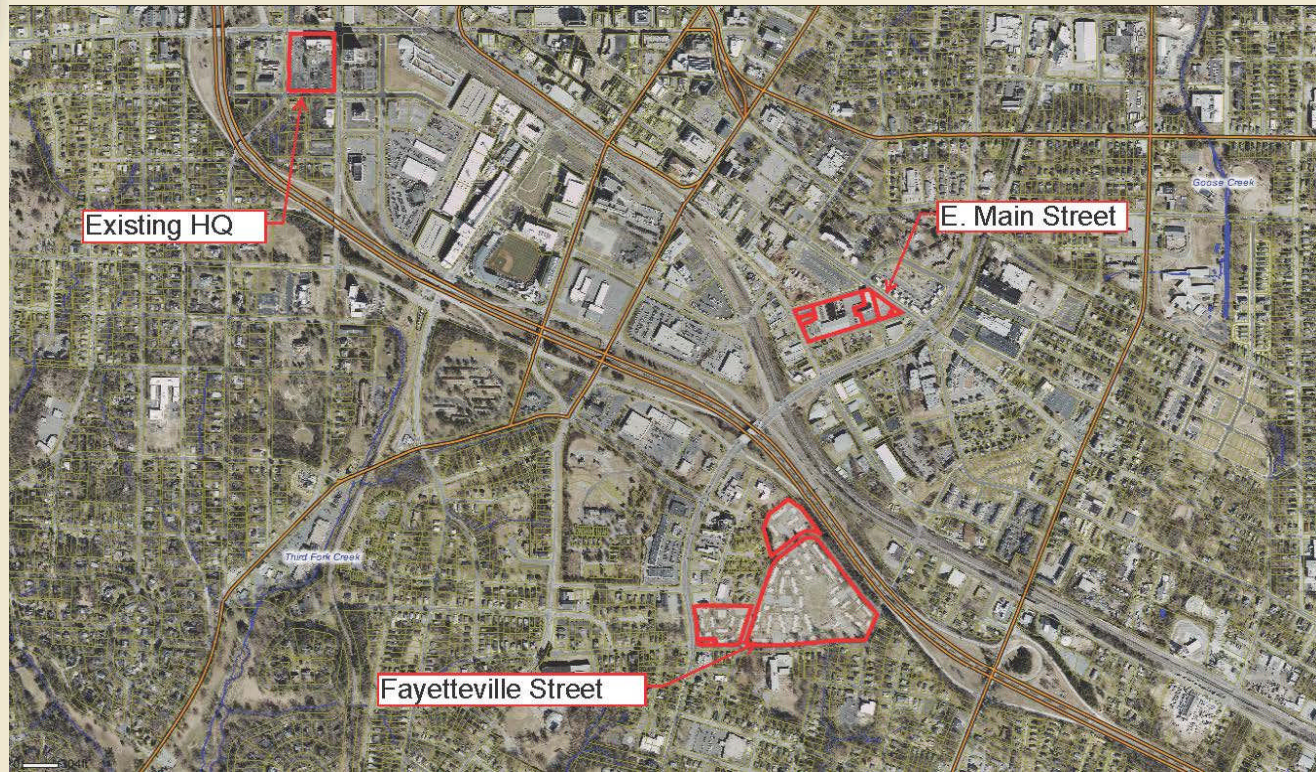
- A police HQ adds to critical mass of downtown workers- adding 400 more people to the sector
- Staff analysis indicated that this site was the best option as it has the most positive factors in its favor, including adjacency to downtown and other government facilities

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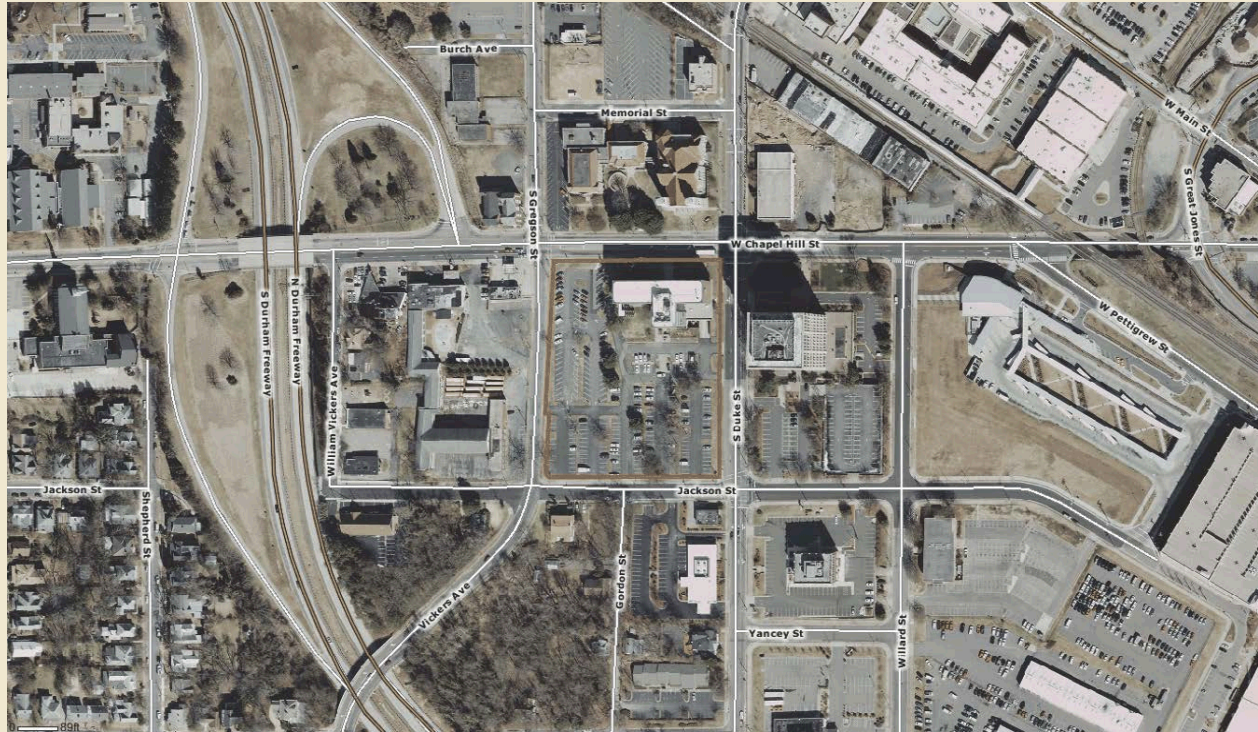


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Potential HQ Complex Sites



Existing HQ Site

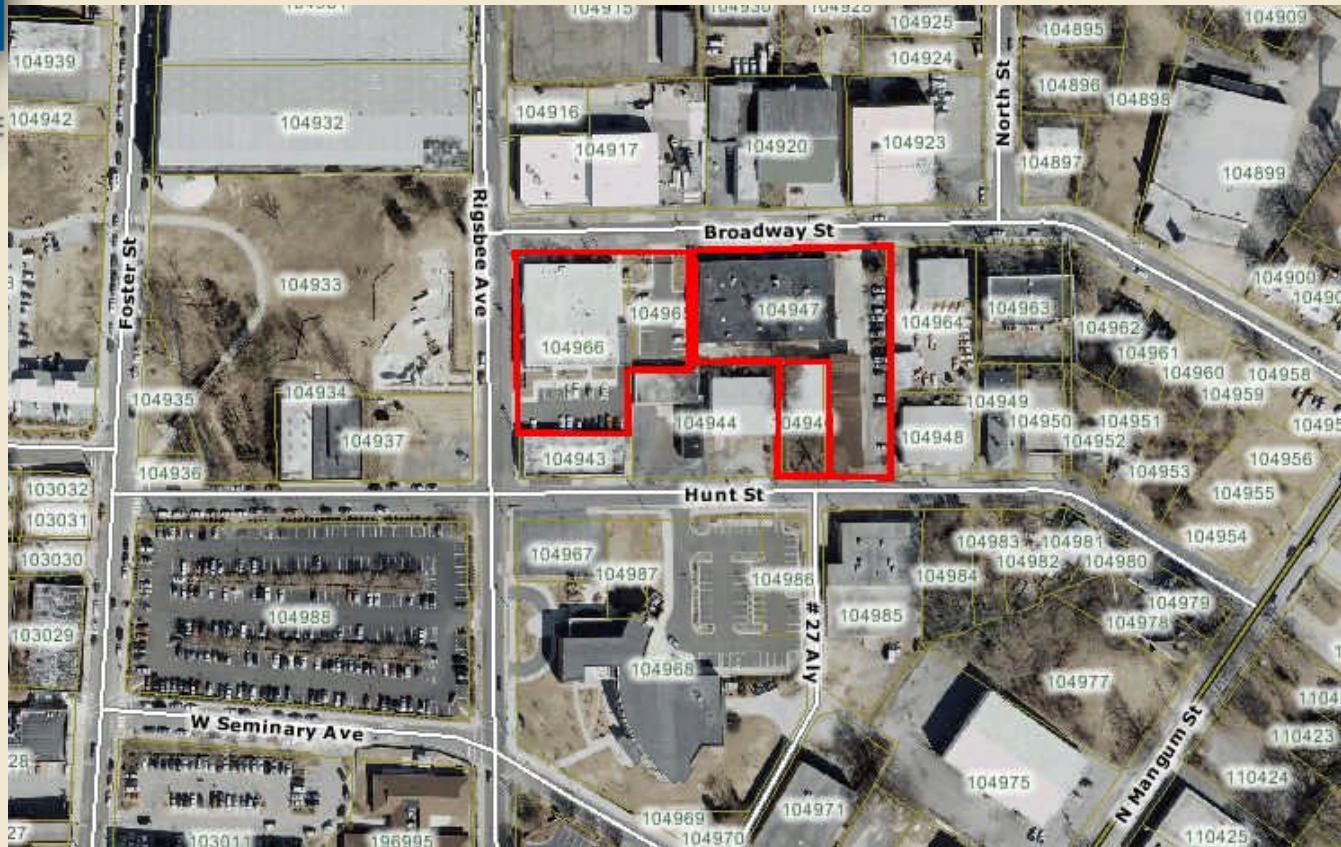


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516 Rigsbee (D5)/213 Broadway/124 Hunt Street

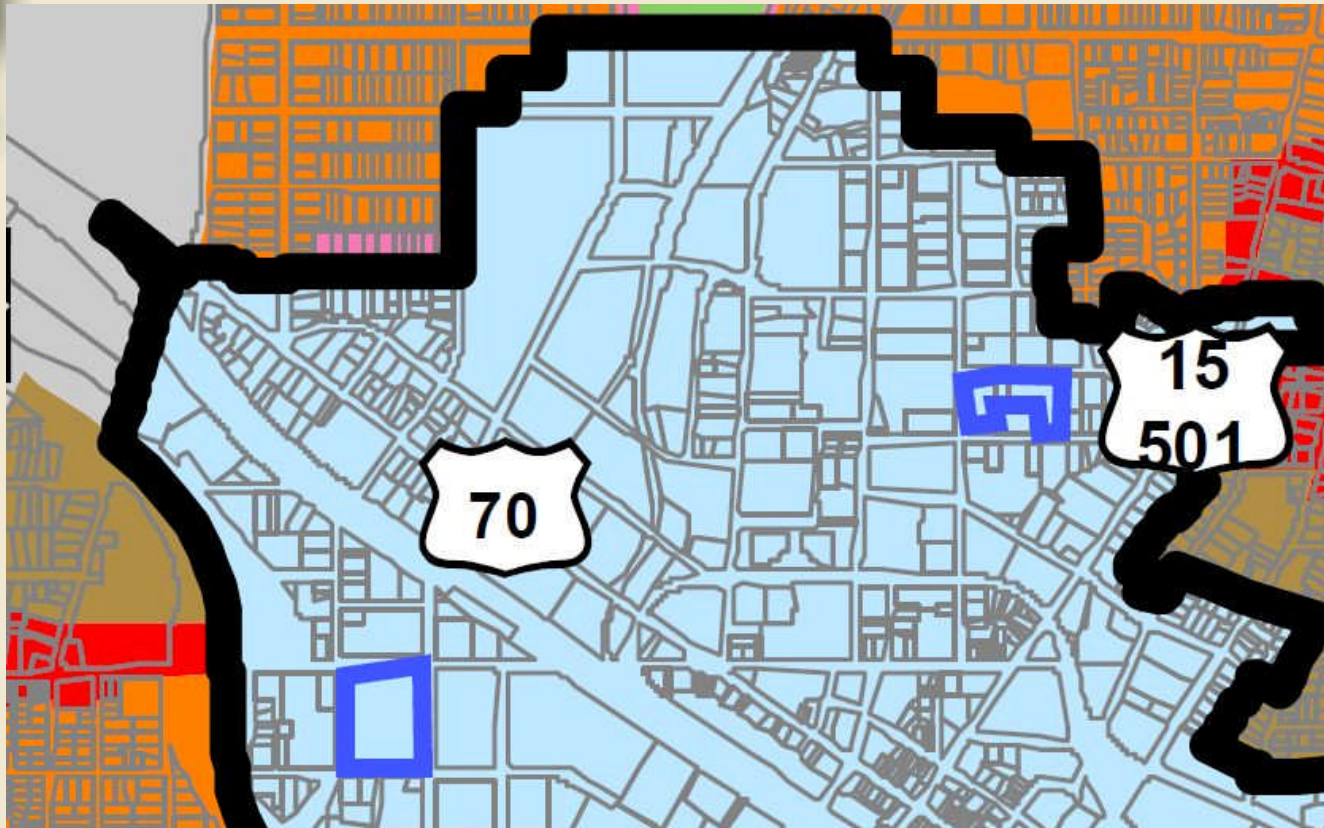


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Future land use Map- Comprehensive Plan

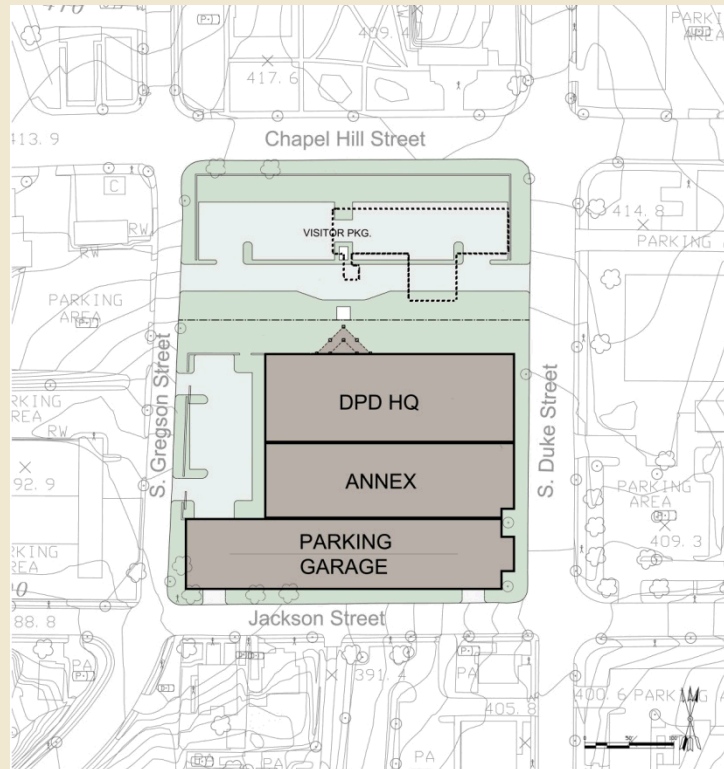


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Existing HQ Site



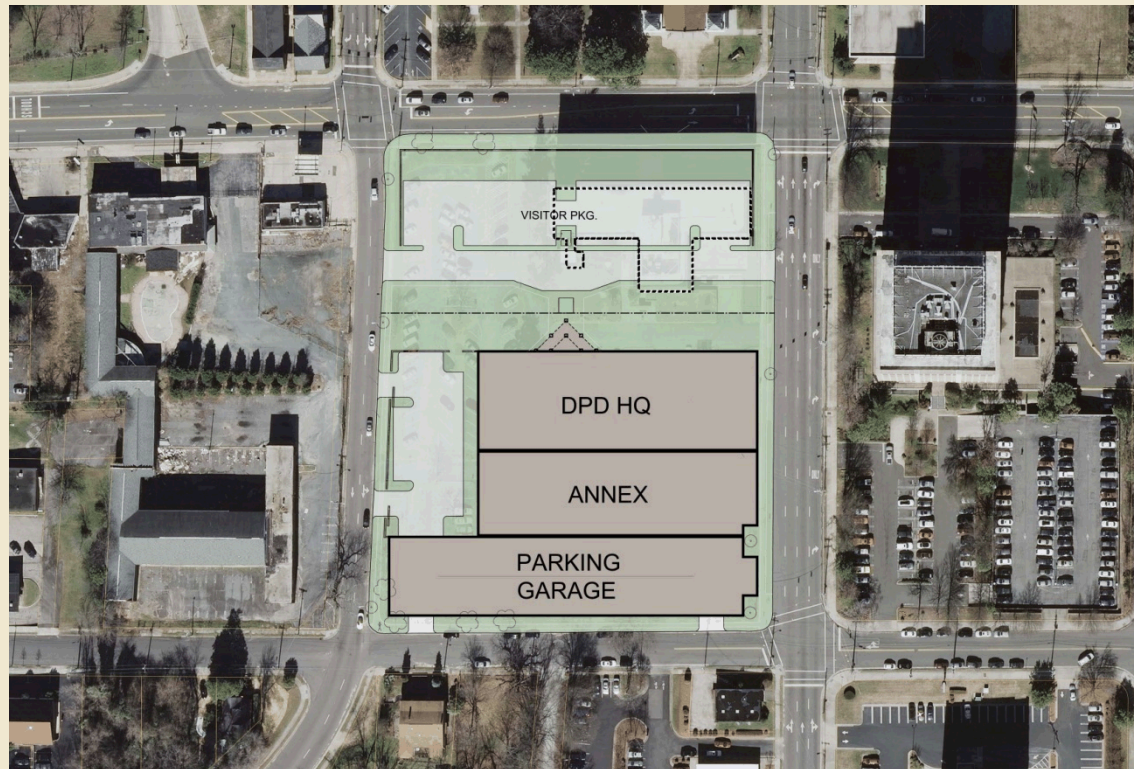
DPD HQ - 4 to 5 floors
Annex - 1 to 2 floors
Parking Garage - 4 floors
Parking - 440 spaces
Acreage - 4.068

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Existing HQ site



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Existing HQ Site Components

- 4.068 acre site
- Phased Onsite Construction Schedule
- Parking Garage Construction
- Annex & HQ Construction
- Demolition of Existing

***Potential sale or repurpose of city owned property
at 213 Broadway, 124 Hunt St., and 516 Rigsbee Ave.**

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Fayetteville St. Site Overview and adjacencies

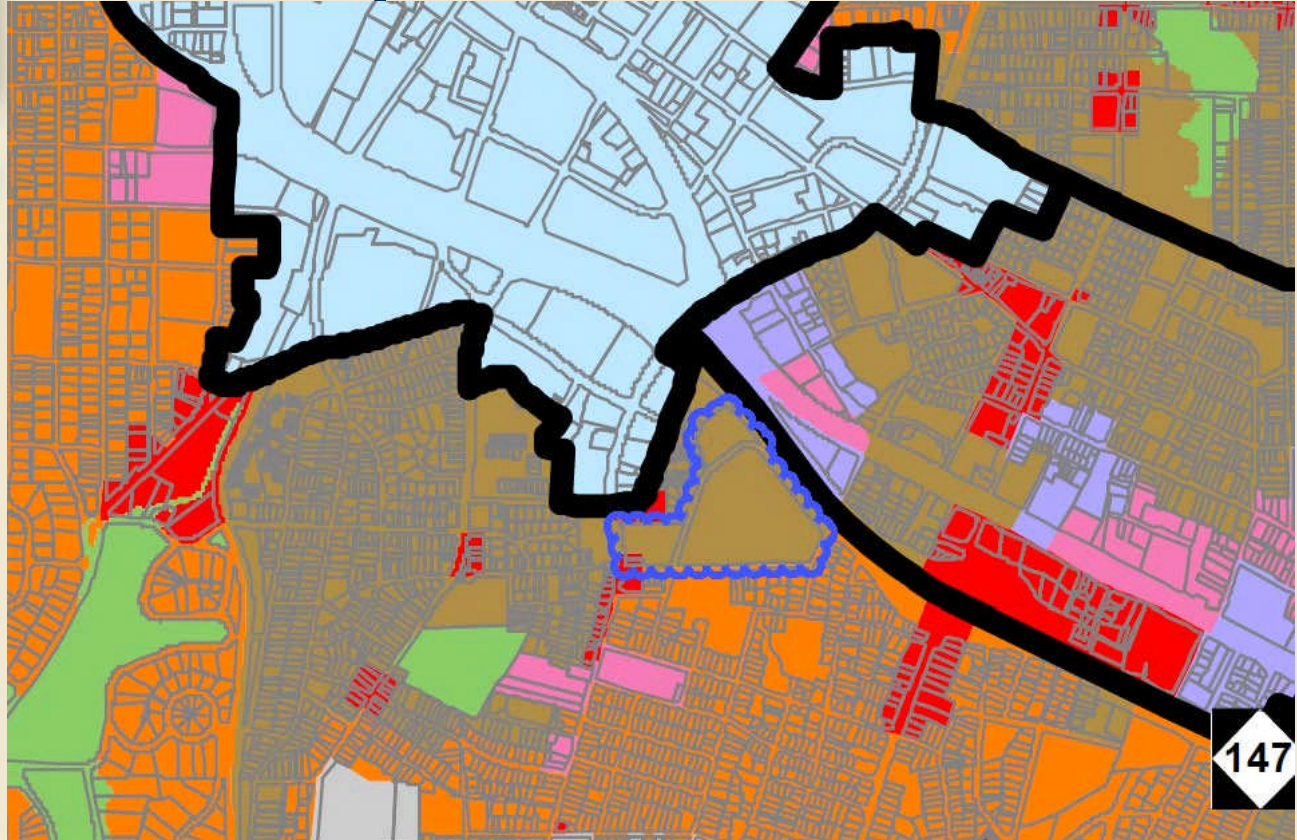


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Future land use Map- Comprehensive Plan

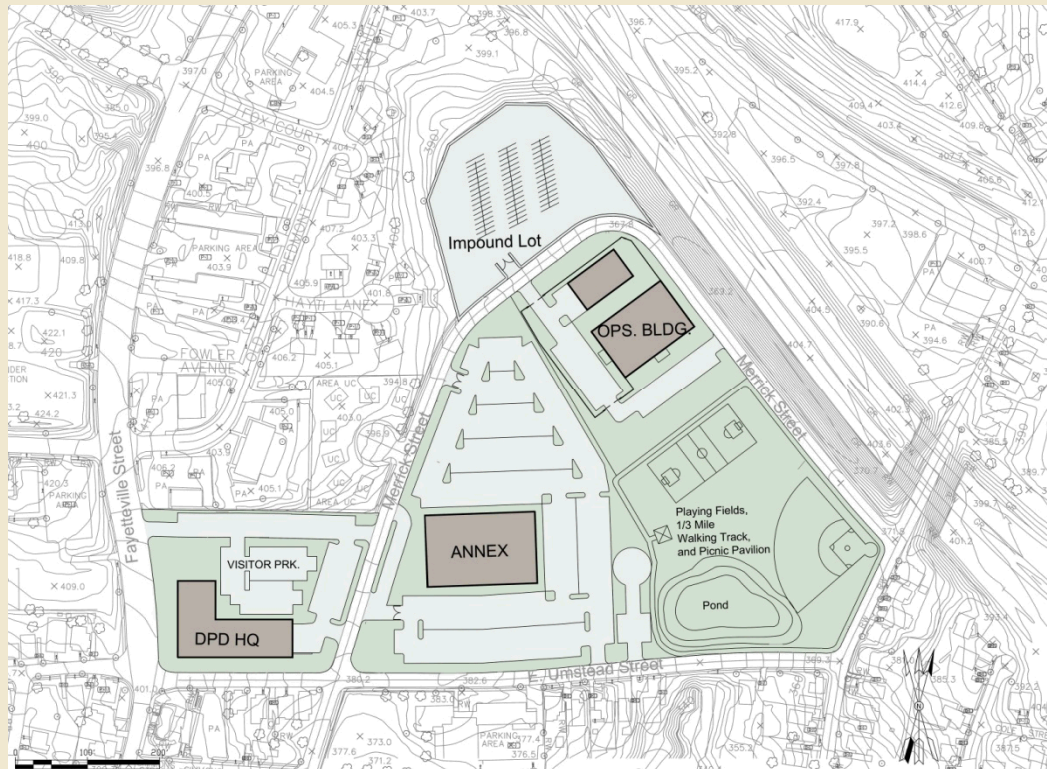


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Fayetteville Street Site



DPD HQ - 3 floors

Annex - 1 floor

Surface Parking:

DPD HQ - 98 spaces

Annex - 410 spaces

Acreage:

Fayette Place - 10.651 of
19.828

Other Parcel - .154

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Fayetteville Street Site



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Fayetteville Street Site Components

- 19.982 acres (utilizing 10.805 of site)
- Demolition of Existing slabs
- Detention Pond
- Annex & HQ Construction & Surface parking

* Potential sale of HQ

* Potential sale or repurpose of city owned property
at 213 Broadway and 124 Hunt St.